

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Halmos Properties, Inc.
221 S. Andrews Avenue

Case #: 88-R-02

Date: 8/27/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Please relocate the stop bar and sign to a position 4 ft. from the east edge of the alley (property line).
3. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
4. From review of the engineer's submitted design (sheet 1 of 1) and calculations it appears that sufficient retention of surface water has been accounted for but there is no provisions for adequate discharge is provided. Storage to the level to retain 1,590 cubic feet and then allowing the runoff to spill off site is not in conformance with SFWMD Vol. 4 Criteria or County Pollution Control Chapter 27 Criteria (pretty much the same criteria).
5. Typically a design for 0.5 times the amount of wet detention can be provided for in dry retention (grass covered areas). Alternatively, the engineer will contract for a percolation test and then design for the appropriate length of ex-filtration trench to the dimensions selected by review of Vol. 4 SFWMD criteria. Spill over for more intense or longer duration storm events can then be allowed once pre-treatment (quality) volumes have been appropriately managed.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

6. The engineer must select an option within the applicable criteria, complete the design, and then staff can support that design, whichever is selected, so long as it meets these minimum requirements.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Holmes Properties Inc.

Case #: 88-R-02

Date: 8-21-02

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Halmos Properties, Inc.

Case #: 88-R-02

Date: August 27, 2002

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Halmos Properties, Inc.

Case #: 88-R-02

Date: 8/27/02

Comments:

1. As per Sec. 47-13 shade trees are required along the Pedestrian Priority Street. There appears to be a deficiency in this regard; provide corrections as required.
2. Continuous screening (usually a hedge) is required where the vehicular use area adjoins an abutting property (in this case, the alley).
3. Provide standard calculation list (available upon request) to verify that all Vehicular Use Area requirements are met.
4. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.
5. Show the requirements for irrigation (including the requirement for a rain sensor).
6. Indicate any existing trees or palms on site (if any).
7. Other comments may be made at meeting.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Planning

Member: Jim Koeth
828-5276

Project Name: Halmos Properties

Case #: 88-R-02

Date: August 27, 2002

Comments:

1. Project subject to site plan level II review with a 30 day City Commission call-up provision and Final DRC approval.
2. Discuss with Zoning Rep. whether alterations to existing McCrory's building necessitates review for entire site (McCrory's building and proposed surface parking lot) as a single development site. In addition, discuss with Zoning Rep. if ULDR Sec. 47-13.20 criteria applies to entire site or surface parking only.
3. Upon Zoning determination for review (building and parking lot or parking lot only), provide narrative outlining project compliance (point by point) with ULDR Sec. 47-13.20.
4. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
5. Recommend presenting proposal to neighborhood association and neighbors for public input.
6. Discuss provision for ROW with Engineering Rep. and applicant at the meeting.
7. Discuss proposed surface parking lot use with Zoning Rep. at the meeting.
8. Improvements within the public ROW require Property and Right-of-Way Committee approval. Please contact Victor Volpi at (954) 828-5276. Project requires Committee approval prior to proceeding to the 30 day City Commission call-up.
9. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
10. Discuss pedestrian bridge above Andrews Ave. with Engineering Rep. at the meeting. DOT and PROW committee approval required.
11. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:

Ft. Lauderdale Police Dept.

Member:

Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Halmos Properties, Inc.

Case #: 88-R-02

Date: August 27, 2002

Comments:

No comments on the described reviews.

- a. Parking lot
- b. Landscaping
- c. Minor improvements to north/east elevations

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Halmos Properties, Inc.

Case #: 88-R-02

Date: 08/27/02

Comments:

1. Fence shall be setback three (3) feet from the property line pursuant to Section 47-19.5.
2. Discuss gate along handicap access route with applicant.
3. Discuss surface parking regulations with applicant pursuant to Section 47-13.4.B.1.c.
4. Provide a photometric lighting plan pursuant to Section 47-20.14 prior to final DRC review.
5. Additional comments may be forthcoming at the DRC meeting.